

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 4, 2010**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 a.m. by Chair Paulson.

**ATTENDANCE**

Members Present:

*Joel Paulson*, Associate Planner

*Marni Moseley*, Assistant Planner

*Wayne Hokanson*, Fire Department

*Mike Machado*, Interim Building Official

*John Brice*, Engineering Consultant

**PUBLIC HEARINGS**

**ITEM 1:**     57 Fairview Plaza  
                  Architecture and Site Application S-10-015

Requesting approval of a grading permit on property zoned R-1:8:LHP.  
APN 510-43-025.

PROPERTY OWNER: Mark and Kay Stout

APPLICANT: Chuck Hunt, D. Carlson Construction

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Hokanson* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) Find that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town; and
  - (b) Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
  - (c) Approve the Architecture and Site application subject to the draft conditions below, as well as, any additional conditions from the building department, engineering department, Santa Clara County Fire Department, and any other department or agency with jurisdictional authority, and as shown on the development plans received March 25, 2010.
7. *Machado* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 2:**     17599 and 17603 Bruce Avenue  
                  Subdivision Application M-10-001  
                  Architecture and Site Application S-10-014

Requesting approval of a time extension for a lot line adjustment between two parcels, to demolish a pre-1941 single family residence, construct a single family residence, and construct a detached garage greater than 450 square feet with reduced setbacks on a non-conforming lot zoned R-1:8. APN 410-11-005 and 410-11-006.

APPLICANT: Walter Van Hooff

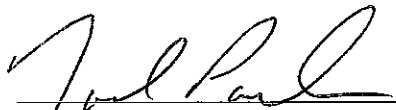
PROPERTY OWNERS: Walter Van Hooff and Peter Testa

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Moseley* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The projects are Categorically Exempt pursuant to Sections 15303 and 15315 of the State Environmental Guidelines as adopted by the Town.
  - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    - (1) The Town's housing stock will be maintained in that the house will be replaced.
    - (2) The structure has no historic significance.
    - (3) The property owner does not have the desire to maintain the structure.
    - (4) The economic utility of the structure is in poor condition.
  - (c) As required by Section 29.20.335 (b) of the Town Code for time extensions:
    - (1) There would be no legal impediment to granting a new application for the same approval.
    - (2) The conditions originally applied or new conditions to be applied as a part of the extension approval are adopted to any new facts concerning the proposed project.
  - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Hoaknson* seconded, motion passed unanimously.
8. Appeal rights were cited.

**OTHER BUSINESS - NONE**

**ADJOURNMENT**

Meeting adjourned at 9:15 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
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Joel Paulson, Associate Planner

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